004.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,900 / 929,900
					USE VALUE:	929,900 / 929,900
					ASSESSED:	929,900 / 929,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ECONOMO LOUIS/CHRISTOPHER
Owner 2:	TRS/THE ECONOMO TRUST
Owner 3:	
Street 1:	6 BLOSSOM HILL RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	ECONOMO THEODORE & TOULA -
Owner 2:	TRS/THEODORE TOULA ECONOMO TR -
Street 1:	92 MELROSE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,199 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2632 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5199.000	464,000	5,100	460,800	929,900
Total Card	0.119	464,000	5,100	460,800	929,900
Total Parcel	0.119	464,000	5,100	460,800	929,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.36 | /Parcel: 353.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

3864

GIS Ref

GIS Ref

Insp Date

08/11/17

!413!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 004.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,900	5100	5,199.	460,800	930,800	930,800	Year End Roll	12/18/2019
2019	104	FV	363,400	5100	5,199.	489,600	858,100	858,100	Year End Roll	1/3/2019
2018	104	FV	386,600	5100	5,199.	357,100	748,800	748,800	Year End Roll	12/20/2017
2017	104	FV	363,100	5100	5,199.	311,000	679,200	679,200	Year End Roll	1/3/2017
2016	104	FV	363,100	5100	5,199.	264,900	633,100	633,100	Year End	1/4/2016
2015	104	FV	324,400	5100	5,199.	259,200	588,700	588,700	Year End Roll	12/11/2014
2014	104	FV	324,400	5100	5,199.	213,100	542,600	542,600	Year End Roll	12/16/2013
2013	104	FV	337,200	5100	5,199.	202,700	545,000	545,000		12/13/2012

PRINT

Date	Time
12/10/20	16:13:07

LAST REV

Date	Time
01/17/18	10:17:14

apro

TAX DISTRICT

PAT ACCT.

413

USER DEFINED

Prior Id # 1:	3864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECONOMO THEODOR	52638-427		4/27/2009	Family	1	No	No		
ECONOMO THEODOR	43033-401		6/11/2004	Family	1	No	No		
	20425-142		3/1/1990		122,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2010	64	Redo Bat	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/18/2010	Info Fm Prmt	BR	B Rossignol
4/21/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	264	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5199		Sq. Ft.	Site		0	80.	1.11	1									460,777						460,800	

Total AC/HA:	0.11935	Total SF/SM:	5199	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	460,777	Spl Credit		Total:	460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07372880
Const Adj.:	0.92169183
Adj $ / SQ:	168.240
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630432
Depreciation:	166434
Depreciated Total:	463998

COMMENTS

OF=SINK IN BMT. 4/21/2009 INS FFL ONLY.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 1 | HB

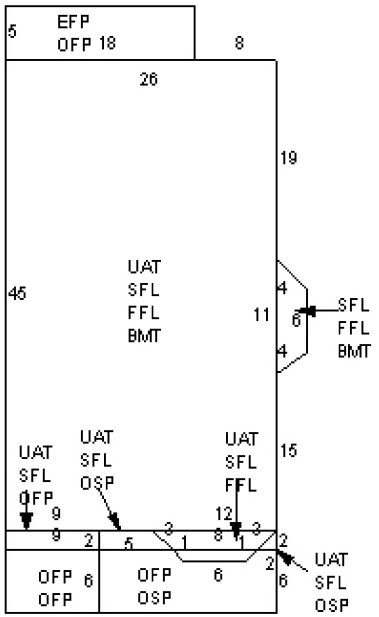
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	168.24
Special Features:	0	Val/Su Net:	103.00
Final Total:	464000	Val/Su SzAd	187.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,255	168.240	211,141
FFL	First Floor	1,223	168.240	205,758
BMT	Basement	1,196	50.470	60,365
OFP	Open Porch	318	19.990	6,357
UAT	Upper Attic	307	92.530	28,430
OSP	Screen Porch	116	31.150	3,613
EFP	Enclos Porch	90	52.970	4,768
	Net Sketched Area:	4,505	Total:	520,432
Size Ad	2478	Gross Are	5427	FinArea 2632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100